

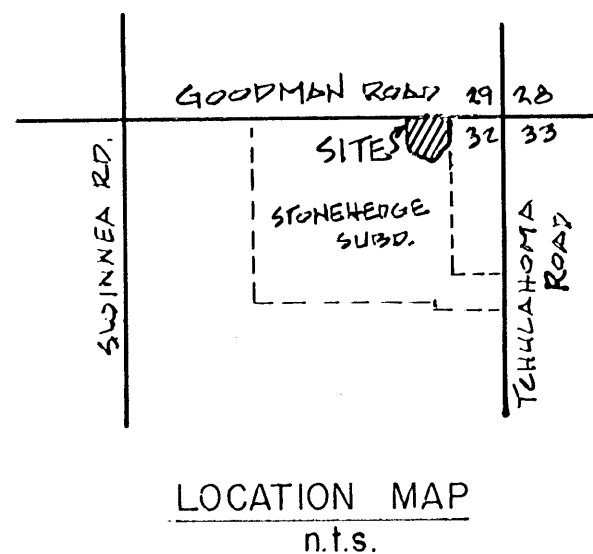
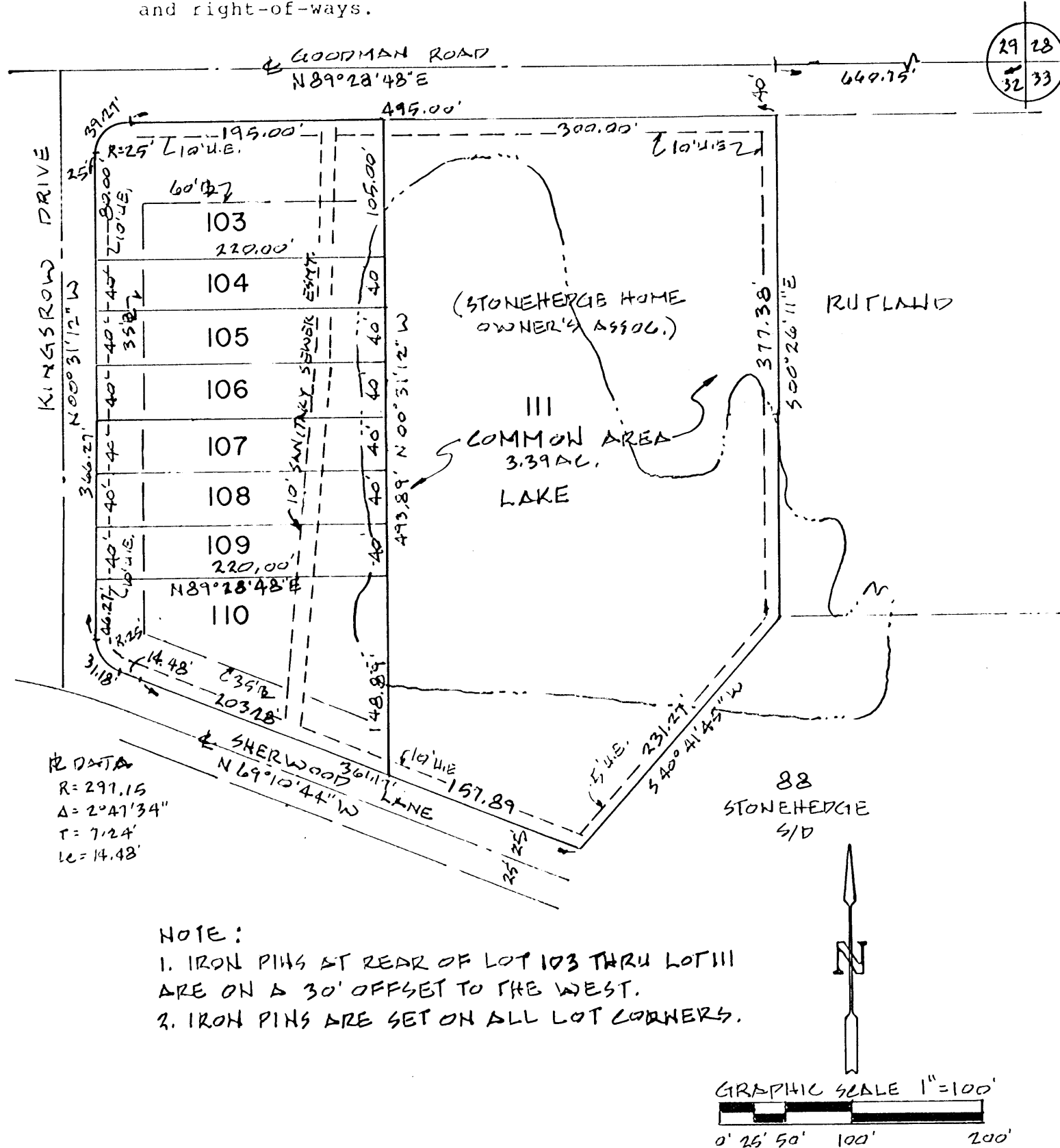
RESTRICTIVE COVENANTS
FOR
STONEHEDGE TOWNHOMES III

- No lot shall be used for any purpose other than single family residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one building, a private garage for not more than two vehicles and separate detached buildings incidental to residential use. No single lot may be subdivided into two or more lots for the purpose of building another dwelling.
- All dwellings or other structures on the lots must be in compliance with the requirements of the Desoto County Planning Commission.
- No structure of a temporary nature such as trailers, basements, tents, sheds, garage, barn, motor home, or other out-buildings shall at any time be used, either temporarily or permanently, as a residence.
- No noxious or offensive trade or activity may be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon any lot. All lots and townhomes are to be for residential use only.
- Basements for the installation and maintenance of utilities and drainage facilities are reserved as shown by the plat.
- No shell-type or modular-type home will be permitted or erected in this subdivision. All houses must be new construction. No townhome may be moved into the subdivision from another area except by the written permission of the developer, J & K Construction Company, Inc.
- No building shall be permitted on any lot on the lake where the heated area of the main structure, exclusive of open porches and garages, is less than 2,000 square feet for one-story dwelling. For one and one-half and two story dwellings the minimum ground floor heated area must contain 1,800 square feet; total area under roof must be 2,000 square feet.
- No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or customary signs used by a builder to advertise the property during the construction and sale.
- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. In all instances, household pets shall be restrained within fenced areas or under leash.
- Trash, garbage and other waste or rubbish shall be kept in sanitary containers, provided specifically for these purposes. All equipment for the storage or disposal of such materials shall be approved by the County and shall be kept in a clean, sanitary and orderly condition.
- No tank vehicle, commercial vehicle, trailer, truck, camper, boat, or other machinery shall be kept on any site unless properly stored in a storage room or garage.
- Construction of any building shall be completed within eight (8) years from completion of the subdivision.
- Fences shall conform to the design and material standards established within the respective tracts, no wire fences of any nature shall be installed within this subdivision. Acceptable materials for fencing are wood, wrought iron, masonry or stucco.
- No building shall be erected on any lot in the subdivision until the building plans, specifications and plot plan, showing the location of such building, have been approved in writing as to conformity and harmony with existing structures in the subdivision and as to the location of the buildings with respect to topography and finished ground elevation by J & K Construction Company, Inc., or by duly appointed representative of said corporation. Approved plans will be so noted on their face. One set will be returned to the applicant and one set will be retained. In the event that said corporation or his representatives fail to approve or disapprove such design and location within a period of thirty (30) days after said plans and specifications have been submitted to them, or if no litigation to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant shall be deemed fully complies with.
- These covenants, limitations, and restrictions are to run with the land and shall be binding upon all parties and all persons claiming under them until June 30, 2010, at which time said covenants, limitations, and restrictions shall automatically extend for successive ten-year periods unless by vote of the majority of the then owners of lots in this subdivision, it is agreed to change said covenants in whole or in part.
- These covenants, restrictions, and limitations, or any of them, may be amended only by the Developer, J & K Construction Company, Inc. or by the owners, as the case may be of at least 75% of the lots in the subdivision, including any additions thereto.
- Every lot owner shall have a right and easement of enjoyment to the common property.
- In addition to these restrictive covenants, Stonehedge Subdivision shall also be subject to the Declaration of Covenants, Conditions, and Restrictions which are recorded in Power of Attorney contract Book 54, Page 148 of the Chancery Clerk's Office of Desoto County, Mississippi.

LEGAL DESCRIPTION

STONEHEDGE TOWNHOMES NO. III
BEING LOCATED IN THE NORTHEAST QUARTER OF
SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI

Beginning at a point in the center line of Goodman Road 660.75 feet westwardly and 40 feet southwardly of the northeast corner of Section 32, Township 1 South, Range 7 West; thence South 89 degrees 28 minutes 48 seconds West 495.00 feet with the southerly line of Goodman Road to a point of curvature; thence southwestwardly 39.27 feet along a curve to the left having an internal radius of 25.00 feet to a point of tangency in the easterly line of Kingsrow Drive; thence South 00 degrees 31 minutes 12 seconds East 366.27 feet with the easterly line of Kingsrow Drive to a point of curvature; thence southeastwardly 31.18 feet along a curve to the left having an internal radius of 25.00 feet to a point of tangency with a reverse curve to the right in the northerly line of Sherwood Lane; thence continue southeastwardly 14.48 feet along a curve to the right having an external radius of 297.15 feet with the northerly line of Sherwood Lane to a point of tangency; thence South 69 degrees 10 minutes 44 seconds East 361.17 feet with the northerly line of Sherwood Lane to a point at the southwest corner of Lot No. 88, Stonehedge Subdivision; thence North 40 degrees 41 minutes 45 seconds East 231.27 feet along the westerly line of Lot No 88 of said subdivision to a point; thence North 00 degrees 26 minutes 11 seconds West 377.38 feet to the point of beginning containing 5.66 acres of land being subject to all codes, subdivision covenants and revisions, easements and right-of-ways.



OWNER'S CERTIFICATE

I, John Hyneman, authorized representative of the owner (s) of the property, J & K Const. Co. Inc. shown hereon hereby adopt this as (my) (our) plan of subdivision. I do hereby certify that J & K Const. Co. Inc. (is) (are) the owner (s) in fee simple of the property and that said property is not encumbered by any taxes that have become due and payable, this the 15th day of February, 1988.

TITLE: John Hyneman
V. Pres.

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, John Hyneman, individually and as authorized representative of J & K Const. Co. Inc., who did acknowledge to me that he signed and delivered the above and foregoing plat and certificate on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed, he being duly authorized so to do.

GIVEN under my hand and official seal of office on this the 15th day of February, 1988.

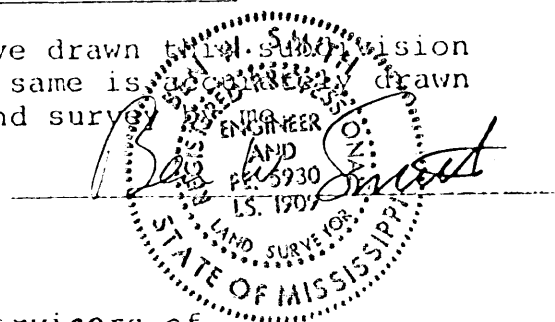
(SEAL) Heidi M. Smith
NOTARY PUBLIC
My Commission Expires: August 20, 1988

APPROVED by the DeSoto County Planning Commission. Dated the 20th day of DECEMBER, 1987.

WITNESSES: James Wilson CHAIRMAN
SECRETARY Ray D. Taylor

CERTIFICATE OF ENGINEER

This is to certify that I have drawn and examined the subdivision shown hereon and the plat of same is a true and correct copy drawn from information from a ground survey.



APPROVED by the Board of Supervisors of County, this the 11th day of JANUARY, 1988.

ATTEST: Eric Boyd
PRESIDENT

W.C. Davis Seal
Chancery Clerk by D. Taylor, D.C.

STATE OF Mississippi
COUNTY OF DeSoto

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 1:05 o'clock P.M. on the 4th day of March, 1988, and was immediately entered upon the proper indexes and duly recorded in Plat Book 30 at Page 16.

W.C. Davis
CHANCERY COURT CLERK
by D. Taylor, D.C.

STONEHEDGE TOWNHOMES NO. III
SECTION 32, TOWNSHIP 1 S., RANGE 7 W.
DESOTO COUNTY, MISSISSIPPI
5.66 ACRES, 9 LOTS, ZONED R-3

OWNER: J & K CONSTRUCTION CO. INC.

PREPARED BY: SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS. 38671

DATE: FEBRUARY 1988

SHEET 1 OF 1